



GRASSROOTS
REALTY GROUP

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16, 5019 46 Avenue SW
Calgary, Alberta

MLS # A2310577



\$472,500

Division:	Glamorgan		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,372 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Interior Lot, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 395
Basement:	Partial	LLD:	-
Exterior:	Cement Fiber Board, Wood Frame, Wood Siding	Zoning:	M-CG d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Storage		

Inclusions: N/A

**** Price Improvement ** OPEN HOUSE THIS SATURDAY FROM 2:30-4:30 PM.** Welcome to this beautifully updated townhome in the heart of desirable Glamorgan. Featuring gorgeous hardwood floors throughout, this home offers a warm and inviting layout perfect for everyday living. The updated kitchen is complete with granite countertops, stainless steel appliances, ample cabinetry, and a convenient eat-up island, all opening into a spacious dining area. Just steps away, the sunken family room provides a cozy space to relax with access to your private patio and yard backing onto greenspace — ideal for enjoying summer evenings or morning coffee in a peaceful setting. The main floor also includes a convenient 2-piece bathroom. Upstairs, you’ll find a large primary bedroom with a walk-in closet, a well-appointed 4-piece bathroom, and two additional good-sized bedrooms. The single attached garage opens onto a versatile lower-level flex space, perfect for a home gym, office, or hobby area. Additional updates include a newer furnace and hot water tank, offering added comfort and peace of mind. This is a fantastic opportunity to own a move-in ready home in a great location close to schools, parks, shopping, and amenities.